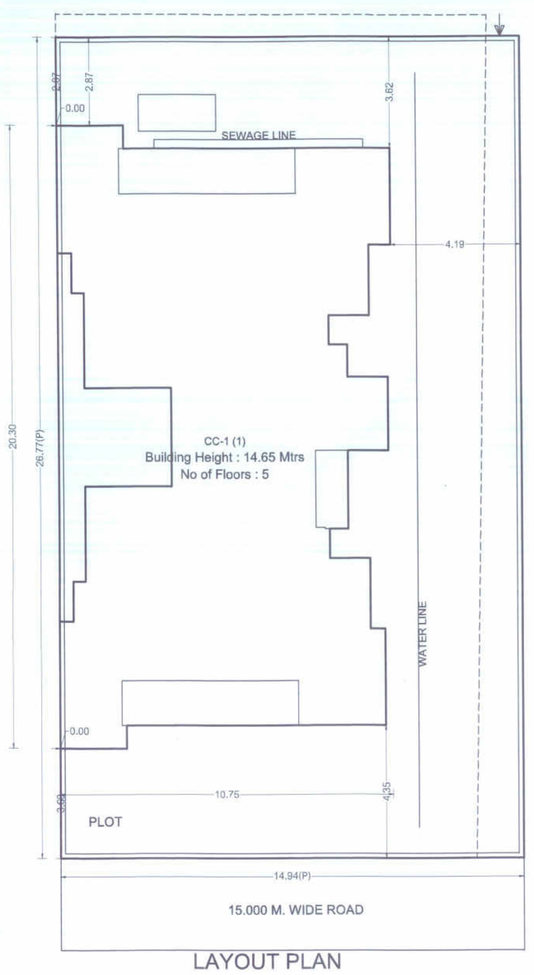
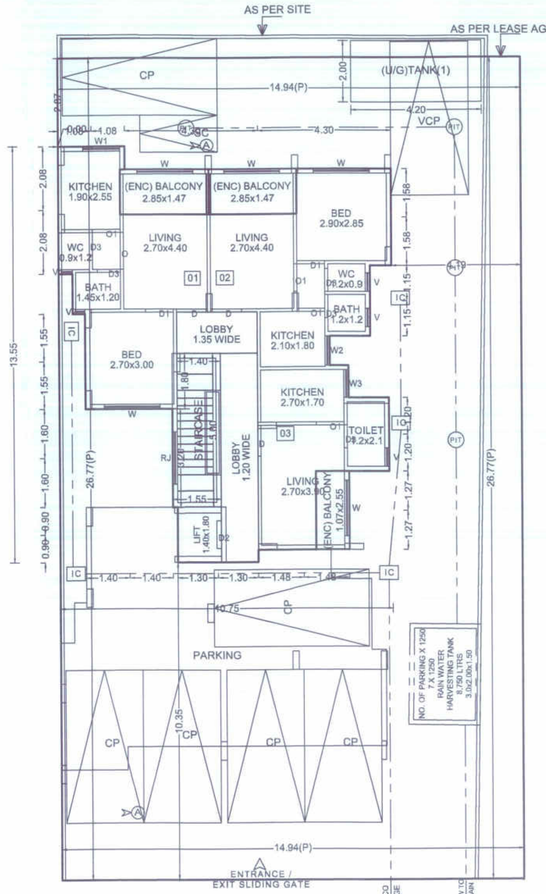
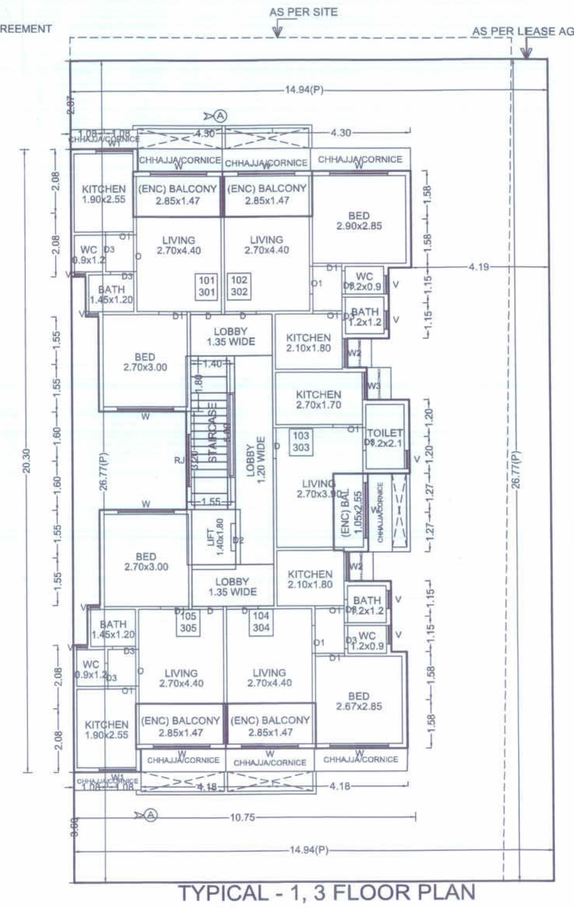


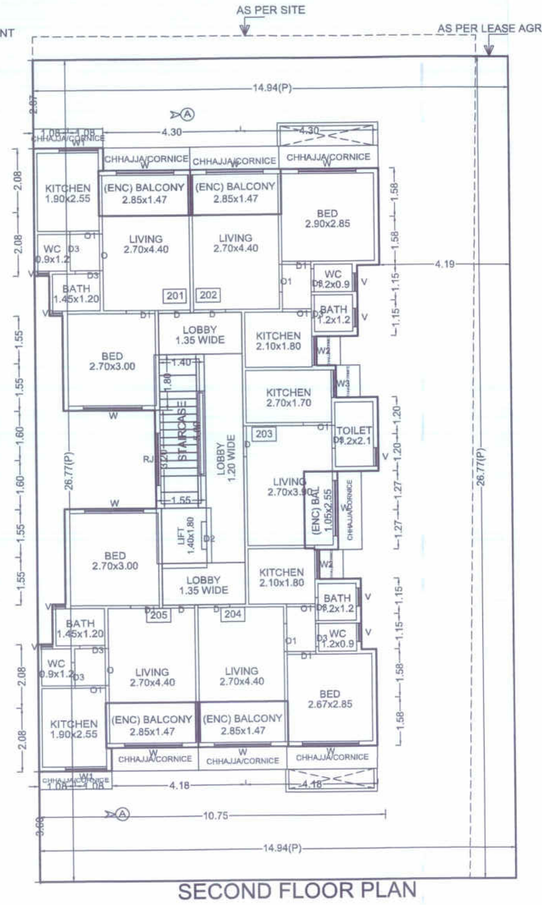
LAYOUT PLAN



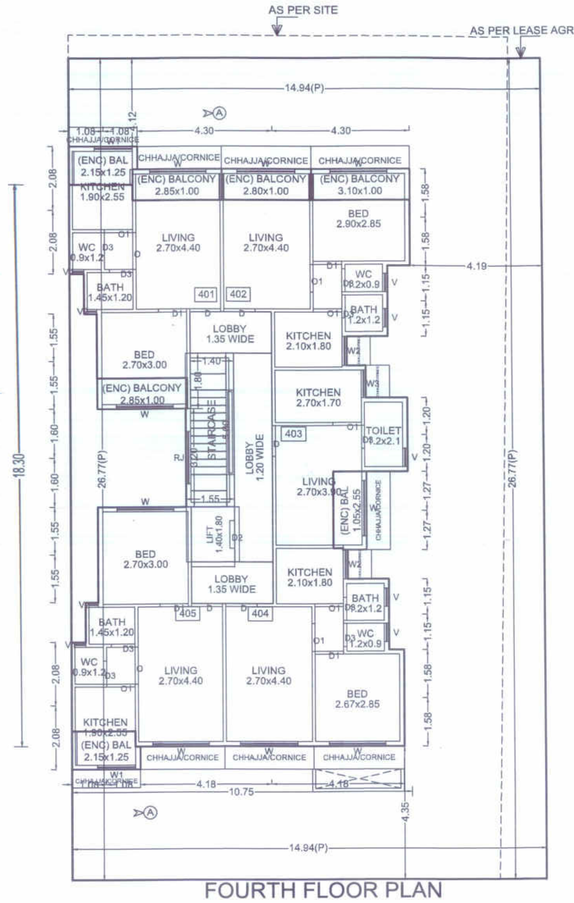
GROUND FLOOR PLAN



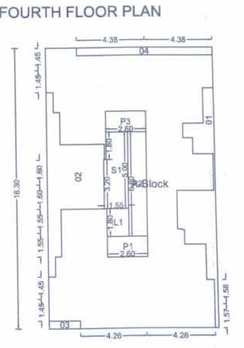
TYPICAL - 1, 3 FLOOR PLAN



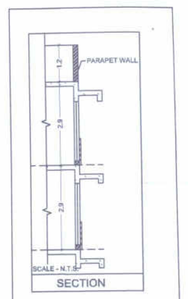
SECOND FLOOR PLAN



FOURTH FLOOR PLAN



POLYGON	SIZE	AREA
A-Block	10.75 X 18.30	196.73
01	---	15.69
02	---	20.97
03	0.50 X 2.00	1.00
04	0.50 X 8.75	4.38
L1	1.40 X 1.80	2.52
P1	1.35 X 2.60	3.51
P2	1.20 X 6.80	8.16
P3	1.35 X 2.60	3.51
S1	---	7.48
Total	---	129.51



SECTION

SEAL OF APPROVAL	
APPROVED SUBJECT TO THE CONDITIO MENTIONED IN the office letter	
No.	CIDCO/BP-15540/TPO(NM)/2017
Scrutiny Date	20-08-2019

APPROVED SUBJECT TO THE CONDITION MENTIONED IN This Office Letter
No. CIDCO/BP-15540/TPO(NM & K)/2017/4649
dtd. 21 Aug 2019

Document certified by PATIL MITHILESH JANARDHAN <>
Name - PATIL MITHILESH JANARDHAN
Designation - Associate Planner
Organization - CIDCO OF MAHARASHTRA LTD
Date : 22-Aug-2019 14: 33:31

Sr.Planner/Asso.Planner(BP)
CIDCO of Maharashtra Ltd.
Raighad Bhavan, 4th Floor.
Plot No.4, Sector-11.
CBD-Belapur, Navi Mumbai.

AREA STATEMENT	SQ.M.
1. AREA OF PLOT	399.69
2. BALANCE PLOT AREA	399.69
3. PERMISSIBLE FSI	1.50
4. PERMISSIBLE BUILT UP AREA	599.53
5. TOTAL PERMISSIBLE BUILT UP AREA	599.53
6. PROPOSED BUILT UP AREA	592.36
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	592.36
7. EXCESS BALCONY AREA	0.00
8. EXISTING BUILT UP AREA	0.00
9. SUBSTRUCTURE/PROJECTIONS	0.00
10. SERVICE SLAB AREA/EXCESS TERRACE	0.00
11. EXCESS LOBBY/REFUGE AREA	0.00
12. TOTAL BUILT UP AREA PROPOSED	592.36
13. CONSUMED FSI	1.48
14. NO. OF LIFTS PROVIDED	1
15. NO. OF RESI. UNITS PROVIDED	3
16. NO. OF COMM. UNITS PROVIDED	0
SPECIFICATIONS	

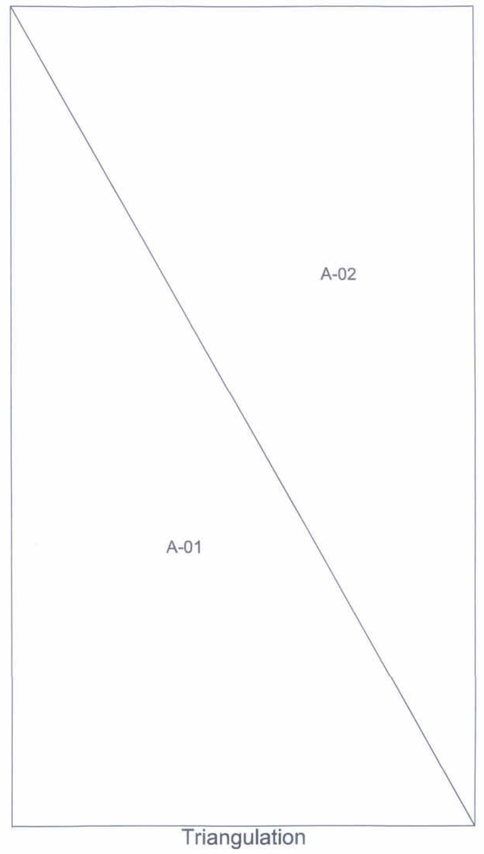
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENTIONS OF THE SIDES, ETC., OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TENURE GIVEN TO PLANNING SCHEME RECORDS.

SIGN OF ARCHITECT/ENGINEER/SUPERVISOR

LEGEND

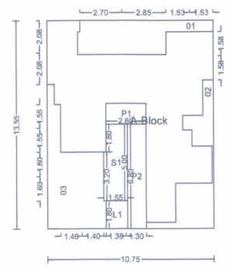
PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLISHION SHOWN HATCHED YELLOW	



Triangulation

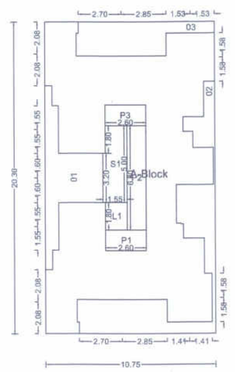
Triangle	Area
A-01	199.97
A-02	199.97
Total (PLOT)	399.94

GROUND FLOOR PLAN



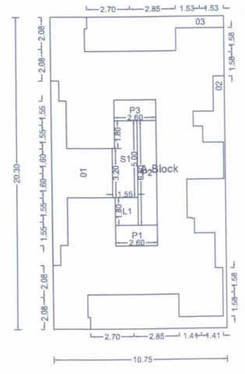
POLYGON	SIZE	AREA
A-Block	10.75 X 13.85	145.66
01	---	14.84
02	---	13.27
03	---	21.74
L1	1.40 X 1.80	2.52
P1	1.35 X 2.60	3.51
P2	1.20 X 6.80	8.16
S1	---	7.48
Total	---	74.15

TYPICAL - 1, 3 FLOOR PLAN

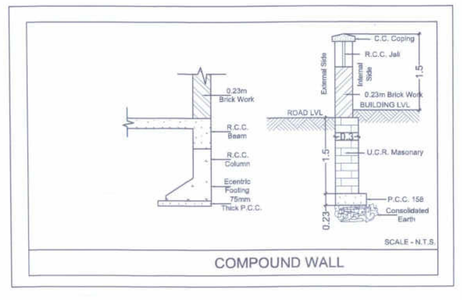


POLYGON	SIZE	AREA
A-Block	10.75 X 20.30	218.23
01	---	18.12
02	---	30.52
03	---	14.84
L1	1.40 X 1.80	2.52
P1	1.35 X 2.60	3.51
P2	1.20 X 6.80	8.16
P3	1.35 X 2.60	3.51
S1	---	7.48
Total	---	129.57

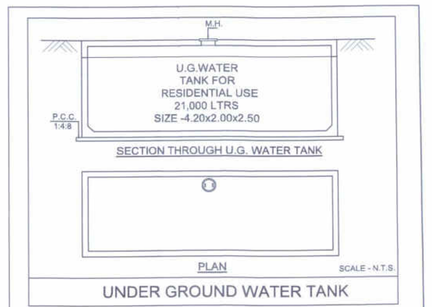
SECOND FLOOR PLAN



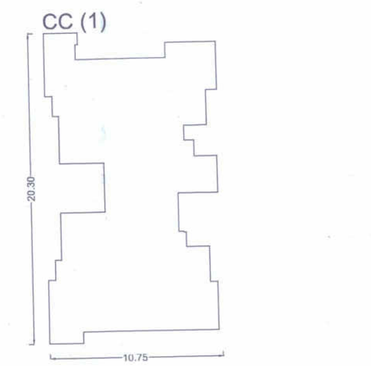
POLYGON	SIZE	AREA
A-Block	10.75 X 20.30	218.23
01	---	18.12
02	---	30.52
03	---	14.84
L1	1.40 X 1.80	2.52
P1	1.35 X 2.60	3.51
P2	1.20 X 6.80	8.16
P3	1.35 X 2.60	3.51
S1	---	7.48
Total	---	129.57



COMPOUND WALL



UNDER GROUND WATER TANK



POLYGON	SIZE	AREA
A-Block	10.75 X 18.30	196.73
01	---	15.69
02	---	20.97
03	0.50 X 2.00	1.00
04	0.50 X 8.75	4.38
L1	1.40 X 1.80	2.52
P1	1.35 X 2.60	3.51
P2	1.20 X 6.80	8.16
P3	1.35 X 2.60	3.51
S1	---	7.48
Total	---	129.51

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS.)		CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0.0 - 45.0	4	23	1	6	-	-	-	-
Residential	45.0 - 60.0	2	0	1	0	-	-	-	-
Residential	60.0 - ...	1	0	1	0	-	-	-	-
Total	Required	-	-	-	6	-	-	-	-
Total	Proposed	-	-	-	6	-	-	-	-

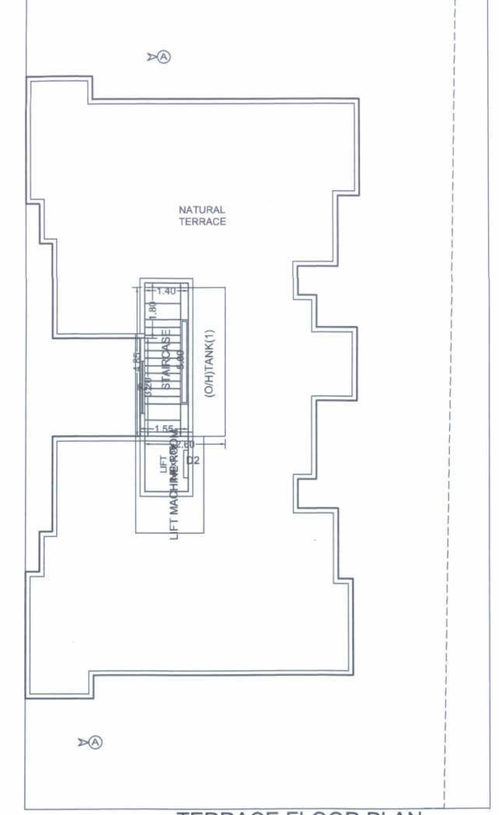
WATER REQUIREMENT

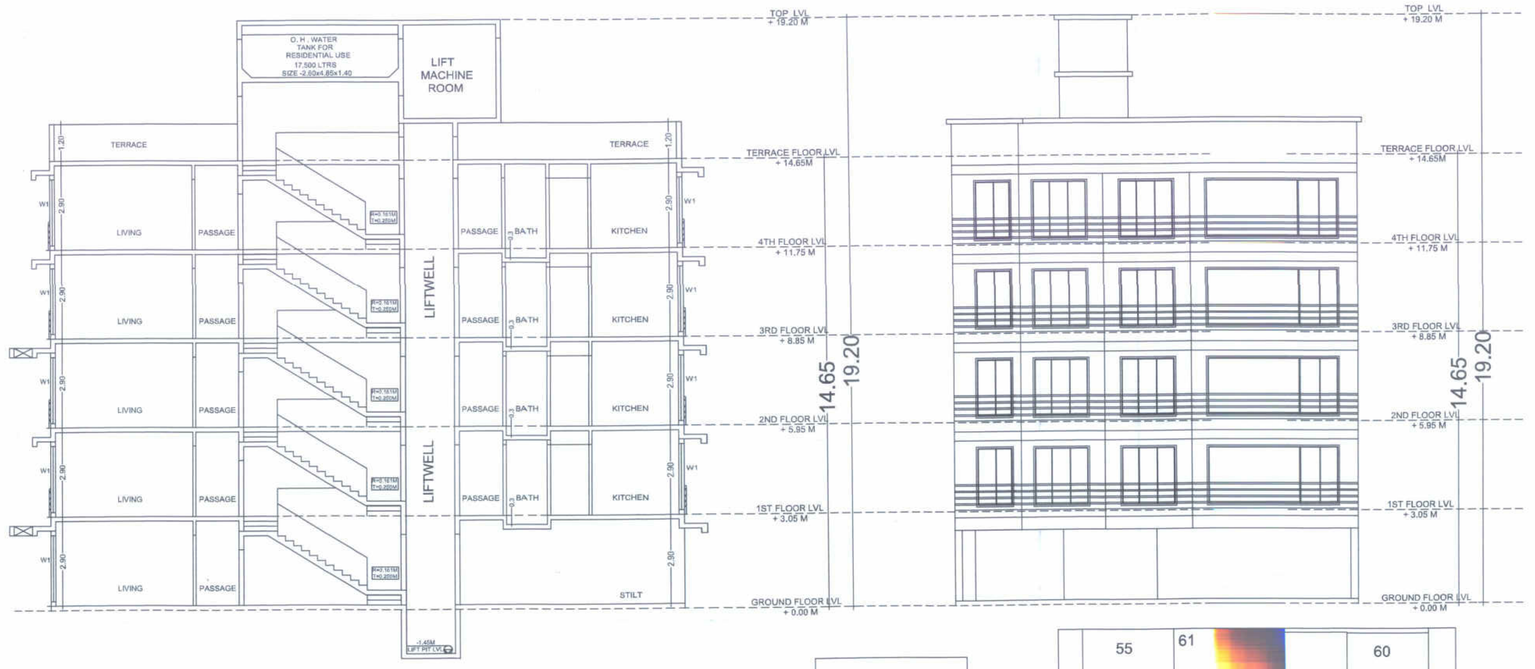
TANK		OCCUPANT LOAD (NOS.)			CONSUMPTION PER DAY (LIT)	REQUIRED CAPACITY (LIT)	PROPOSED CAPACITY (LIT)
		TNMTS/AREA	FACTOR				
OHWT & UGWT	TENEMENT	23	7.5	173	200	34600.00	
	-----	00.00	00.00	00.00	00.00	00.00	
	TOTAL					34600.00	
	OVERHEAD (40%)					13840.00	23328.50
	UNDERGROUND(60%)					20760.00	21000.00
	TOTAL					34600	44328.50

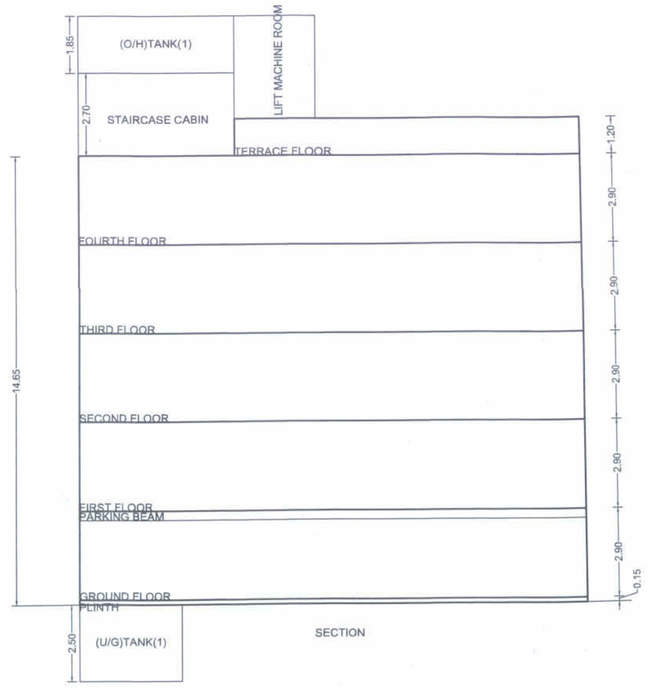
BUILDING WISE FSI STATEMENT

BUILDING	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.						FSI AREA
CC-1 (1)	0.00	592.36	0.00	0.00	88.92	72.39	37.40	12.60	23	592.36 + 0.00
Total	0.00	592.36	0.00	0.00	88.92	72.39	37.40	12.60	23	592.36 + 0.00

TERRACE FLOOR PLAN







SECTION

SCHEDULE OF OPENING: CC (1)

NAME	LENGTH	HEIGHT	NOS.
D3	0.75	2.10	41
D1	0.90	2.10	18
O1	0.90	2.10	32
D2	0.90	2.10	05
D	1.00	2.10	23
O	1.20	2.10	09

SCHEDULE OF OPENING: CC (1)

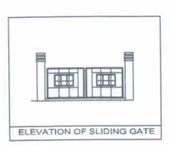
NAME	LENGTH	HEIGHT	NOS.
V2	0.30	1.20	09
V1	0.35	1.20	09
V	0.60	1.20	23
W3	0.90	2.10	05
W2	0.95	2.10	09
W1	1.20	2.10	09
RJ	1.70	1.20	06
W	1.80	2.10	41

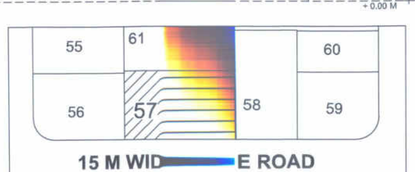
C.B, F.B, LOBBY STATEMENT: CC (1)

FLOOR	NO. OF C.B	NO. OF F.B	LOBBY AREA
FOURTH FLOOR	0	0	15.18
THIRD FLOOR	0	0	15.18
SECOND FLOOR	0	0	15.18
FIRST FLOOR	0	0	15.18
GROUND FLOOR	0	0	11.87
Total	0	0	72.39

FLOOR WISE CARPET AREA: CC (1)

FLOOR	CARPET NAME	CARPET AREA	BAL. AREA	CARPET+BAL. AREA	TOTAL AREA
FOURTH FLOOR PLAN	401	20.96	8.31	29.27	132.36
	402	22.37	5.90	28.27	
	403	15.24	2.66	17.90	
	404	27.52	0.00	27.52	
	405	26.66	2.61	29.27	
GROUND FLOOR PLAN	01	25.08	4.19	29.27	75.46
	02	24.08	4.19	28.27	
	03	15.17	2.74	17.91	
SECOND FLOOR PLAN	201	25.08	4.19	29.27	132.36
	202	24.08	4.19	28.27	
	203	15.24	2.66	17.90	
	204	23.42	4.19	27.61	
	205	25.08	4.19	29.27	
TYPICAL - 1, 3 FLOOR PLAN	101\301	25.08	4.19	29.27	132.36
	102\302	24.08	4.19	28.27	
	103\303	15.24	2.66	17.90	
	104\304	23.42	4.19	27.61	
	105\305	25.08	4.19	29.27	





FLOOR WISE FSI STATEMENT: CC (1)

FLOORS	FSI AREA				BALCONY	PASSAGE	STAIR	LIFT	TENEMENTS	TOTAL
	COMM.	RESI.	IND.	SPEC.						FSI AREA
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
FOURTH FLOOR	0.00	129.51	0.00	0.00	19.49	15.18	7.48	2.52	5	129.51
THIRD FLOOR	0.00	129.57	0.00	0.00	19.44	15.18	7.48	2.52	5	129.57
SECOND FLOOR	0.00	129.57	0.00	0.00	19.44	15.18	7.48	2.52	5	129.57
FIRST FLOOR	0.00	129.57	0.00	0.00	19.44	15.18	7.48	2.52	5	129.57
GROUND FLOOR	0.00	74.15	0.00	0.00	11.12	11.67	7.48	2.52	3	74.15
Total	0.00	592.36	0.00	0.00	88.92	72.39	37.40	12.60	23	592.36 + 0.00

BALCONY CALCULATIONS: CC (1)

FLOOR	SIZE	AREA	PERM AREA	TOT. AREA
FOURTH FLOOR	1.25 X 2.15 X 2	5.22	19.43	19.48
	1.05 X 2.55 X 1	2.66		
	1.00 X 2.85 X 2	5.70		
	1.00 X 2.80 X 1	2.80		
	1.00 X 3.10 X 1	3.10		
THIRD FLOOR	1.47 X 2.85 X 4	16.76	19.43	19.42
	1.05 X 2.55 X 1	2.66		
SECOND FLOOR	1.47 X 2.85 X 4	16.76	19.43	19.42
	1.05 X 2.55 X 1	2.66		
FIRST FLOOR	1.47 X 2.85 X 4	16.76	19.43	19.42
	1.05 X 2.55 X 1	2.66		
GROUND FLOOR	1.47 X 2.85 X 2	8.38	11.12	11.12
	1.07 X 2.55 X 1	2.74		
Total	-	-	88.85	88.92

OWNER'S NAME	
M/S.VAGAD VENTURES LLP.,THROUGH ITS PARTNERS..MR.MEGHJI MAVJI PATEL +3,AND M/S.NAVRANG ENTERPRISES..THROUGH ITS PROP.MR. RANA TAKHATSINH P.	
PROJECT INFORMATION	
PLOT NO : 57	SECTOR NO.:
NODE : Kharghar (Village)	
PROJECT TYPE:	
CONSULTANT NAME:	

ATUL PATEL ARCHITECTS
Regd. No. : CA/2003/32480

ATUL PATEL ARCHITECTS
Studio #1208, The Landmark, Plot no. 39A, Sector-7, Kharghar, Navi Mumbai - 410210
E : info@atulpatelarchitects.com T : 022 - 27748641 / 42

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	CIDCO/BP-15540/TPO(NM)/2017	DATE	20-08-2019	
KEY NO.		SHEET NO.	1 / 1	

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